

## BROOKDALE ROAD, WALTHAMSTOW

### Offers In Excess Of £975,000 Freehold

### 4 Bed House - Semi-Detached



#### Features:

- Four Bedroom House
- Semi Detached Victorian
- Arranged Over Three Floors
- Beautifully Presented
- Twenty Foot Private Garden
- Brick Fronted
- Short Walk to Walthamstow Central Station
- Close to Lloyd Park

A sublimely stylish, four bedroom, three storey Victorian terrace. With attractive features that combine original and modern elements, a sunny loft conversion, an astounding, open plan kitchen diner and a great central Walthamstow location.

Walthamstow Central Station is just a ten minute walk away, where Overground and Victoria line services will take you to the City and West End in around twenty minutes.

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hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
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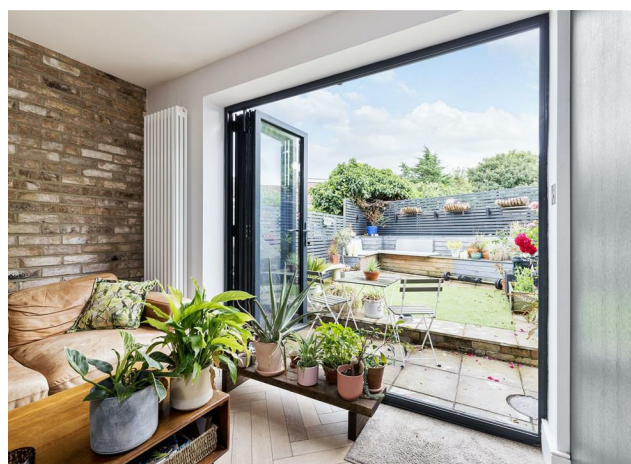
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IF YOU LIVED HERE...

Your family will thrive in this thoughtfully developed home, featuring nearly 1200 square feet of on trend living space and every inch just brimming with tasteful details. As you enter your home, eye catching, light oak, herringbone wood flooring runs underfoot, leading into your impressive reception room on the left. From the dramatic period features, including the exposed brick chimney breast, large bay window, and original fireplace, to the modern finishing touches of dark teal walls and integrated shelving, this is a truly wonderful space for relaxing and entertaining.

Down the hall, your open plan kitchen and dining area is a delightful affair, with an additional lounge area perfect for receiving dinner party guests. The kitchen, with its sleek teal cabinetry, integrated appliances, and breakfast bar, is a home chef's dream. Also featuring a stylish granite style splashback and modern chimney range hood. Throughout this space, the same herringbone flooring from your hall and reception room runs underfoot, complemented by pendant lighting above. From here, a discreet doorway gives access to a convenient ground floor WC and trifold patio doors connect seamlessly to your twenty foot garden, a charming and bright space, completely screened by modern fencing and with a sizeable, built in seating area.

On the first floor you have two bedrooms, a substantial double with an open hearth and a second bedroom with custom made wardrobes, currently in use as a home office. Both bask in natural light and feature crisp neutral palettes, with light grey carpet underfoot. The rear bathroom is a lavish blend of vintage and contemporary

style with an exposed brick wall, a sumptuous claw foot tub, retro tiling, and a separate shower with metro tiles. Your third and fourth bedrooms are up in the second floor loft conversion. The third sleeper is a bright space, with plenty of bespoke shelving and storage, and the large double bedroom is home to a pair of skylights, Juliet balcony and a sophisticated ensuite shower room.

Step outside, and you have the best of Walthamstow on your doorstep. Your new local, Ye Olde Rose and Crown, is just a three minute walk away on Hoe Street, where there are also many other great places to eat and drink. We'd particularly recommend The Terrace cafe and Sodo Pizza. You're a quick five minute stroll from much loved Lloyd Park and the William Morris Gallery, perfect for weekend wanderings through cultivated gardens and picking up fresh produce at the Saturday market. The Village is also nearby, for more excellent eateries and trendy bars, including Eat 17 and Bargo.

WHAT ELSE?

- Parents will be pleased to know that, within a one mile radius of your home, there are three primary schools rated 'Outstanding', by Ofsted.
- Rain keeping you from exercising outside? You can also keep fit at East of Eden, a popular fitness studio, just five minutes away on foot.
- Enjoy 160 hectares of diverse wildlife and nature at Walthamstow Wetlands, only a twenty four minute walk from your front door.



A WORD FROM THE OWNER...

"After 5 incredible years at 1a Ashburn we are moving only to be slightly closer to our family in nearby South Woodford. This has been the most amazing first house for us, on a fantastic tightly-knit road full of friendly, caring and helpful neighbours. We're sure it will be just as kind to it's next owners."

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**Reception room**

10'1" x 12'8"

**Kitchen/Diner**

13'2" x 27'9"

**WC**

**Bedroom**

13'4" x 10'8"

**Bedroom**

8'1" x 11'2"

**Bathroom**

7'10" x 8'11"

**Bedroom**

10'4" x 16'11"

**Bedroom**

7'10" x 9'1"

**Garden**

13'1" x 19'8"



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